

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R25982

Property Information

property address: 3300 S TEXAS AVE

legal description: DOERGE, BLOCK 3, LOT 13 & PT OF 12

owner name/address: SHARP, BILLY WAYNE

2403 N TEXAS AVE

BRYAN, TX 77803-1844

full business name: The Battery Warehouse & Service Center

land use category: commercial

type of business: auto repair

current zoning: C2

occupancy status: occupied

lot area (square feet): 14,519

frontage along Texas Avenue (feet): 169.76

lot depth (feet): 94.01

sq. footage of building: 3,738

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 11 # of stories: 1

type of buildings (specify): brick

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) pipe fence & carport  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: Billboard

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 10

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: fair

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 3 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no  
if yes, which ones: on end - needs repair

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: all concrete

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_